



# County of Fairfax, Virginia

July 23, 2015

RECEIVED  
Department of Planning & Zoning

**2015 Planning  
Commission**

**Peter F. Murphy**  
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*Springfield District*

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**James R. Hart**  
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*At-Large*

**Ellen J. "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
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**Jill G. Cooper**  
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**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Lawrence McClafferty  
McCandlish & Lillard  
11350 Random Hills Road, Suite 500  
Fairfax, VA 22030

JUL 24 2015  
Zoning Evaluation Division

**Re: SE 2015-MV-003 – FIRST YEARS LEARNING CENTER LLC/CLAUDIA  
TRAMONTANA  
Mount Vernon District**

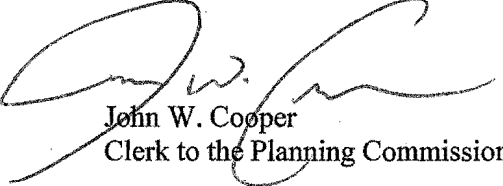
Dear Mr. McClafferty:

At its July 22, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Migliaccio were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.


This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

  
John W. Cooper  
Clerk to the Planning Commission

Attachments (a/s)

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Mary Ann Tsai, Staff Coordinator, ZED, DPZ  
✓ Robert Harrison, ZED, DPZ  
July 22, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)  
[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)





SE 2015-MV-003 - FIRST YEARS LEARNING CENTER LLC/CLAUDIA TRAMONTANA

During Commission Matters

Commissioner Flanagan: Mr. Chairman. I have a decision only tonight, SE 2015-MV-003 First Years Learning Center, and I request that the applicant, come forward to the lectern and confirm for the record, agreement to the proposed development conditions now dated July 21, 2015, with two changes – recent changes - to the conditions and with the inclusion of the following language to condition one, which restricts the special exception approval to the applicant only. Do you agree with the conditions?

Lawrence McClafferty, Applicant's Agent, McCandlish & Lillard, PC: Mr. Flanagan and Mr. Chairman and members of the Commission, we hereby agree with that additional condition.

Commissioner Flanagan: Thank you.

Chairman Murphy: Sir, identify yourself for the record please, just to make it –

Mr. McClafferty: Lawrence McClafferty, of McCandlish & Lillard, here on behalf of the applicant, First Years Learning Center, LLC and Claudia Tramontana.

Chairman Murphy: Thank you very much, Mr. Flanagan.

Commissioner Flanagan: The conditions, are we on – verbatim?

Chairman Murphy: Yes.

Commissioner Flanagan: - okay, the conditions, number one that I refer to, was passed out to all the Commissioners in the handouts so you should all have that text, I will repeat it here. But based upon public testimony not previously available to staff and the applicant's willingness to achieve neighborhood harmony by amending staff's conditions so as to improve pipestem traffic and parking by eventually reducing the number of children on the site from 12 to 9. Second, improve playground safety by adding play equipment ground cover and fencing as recommended by Commissioners Strandlie and Hedetniemi and limiting the SE to the applicant rather than the site, as we are doing this evening. I therefore Mr. Chairman, MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2015-MV-003, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JULY 21, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger.

Commissioner Sargeant: Mr. Chairman.

Chairman Murphy: Is there a discussion of the motion?

Commissioner Sargeant: Mr. Chairman.

Chairman Murphy: Mr. Sargeant.

Commissioner Sargeant: I was not present for the public hearing however, I have reviewed the information and also the video recording of the public testimony and I intend to vote.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-MV-003, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioner Lawrence and Migliaccio absent from the meeting.)

TMW



# County of Fairfax, Virginia

RECEIVED  
Department of Planning & Zoning

JUL 15 2015

Zoning Evaluation Division

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
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*Mason District*

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**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

July 14, 2015

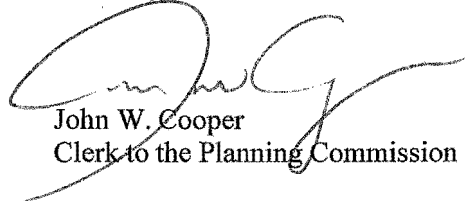
Lawrence McClafferty  
McCandlish and Lillard, PC  
11350 Random Hills Road, Suite 500  
Fairfax, VA 22030

**Re: SE 2015-MV-003 – FIRST YEARS LEARNING CENTER, LLC  
Mount Vernon District**

Dear Mr. McClafferty:


At its July 8, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Lawrence, Murphy and Strandlie were absent from the meeting) to **DEFER THE DECISION ONLY** of the above-referenced application to a date certain of July 22, 2015. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper  
Clerk to the Planning Commission

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Mary Ann Tsai, Staff Coordinator, ZED, DPZ  
✓ Robert Harrison, ZED, DPZ  
July 8, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting  
July 8, 2015  
Verbatim Excerpt

SE 2015-MV-003 FIRST YEARS LEARNING CENTER/CLAUDIA TRAMONTANA

During Commission Matters

Commissioner Flanagan: Thank you Mr. Chairman. As a result of the public hearing testimony on June 10, the applicant has been considering three amendments to conditions. One amendment is still not final so the applicant has requested additional time. I agree, therefore I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2015-MV-003 TO A DATE CERTAIN OF JULY 22, 2015, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Hedetniemi: Second.

Commissioner Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Litzenberger. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting.)

TMW



# County of Fairfax, Virginia

RECEIVED  
Department of Planning & Zoning

JUN 25 2015

Zoning Evaluation Division

June 23, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

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*At-Large*

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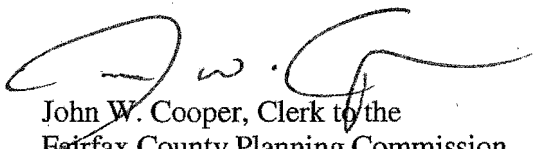
Claudia Tramontana, Owner  
First Years Learning Center LLC  
6614 Winstead Manor Court  
Lorton, VA 22079

**Re: SE 2015-MV-003 – FIRST YEARS LEARNING CENTER  
Mount Vernon District**

Dear Ms. Tramontana:


At its June 18, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Migliaccio were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of July 8, 2015. A copy of the verbatim transcript is attached.

Sincerely,

  
John W. Cooper, Clerk to the  
Fairfax County Planning Commission

**Attachments (a/s)**

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Mary Ann Tsai, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
June 18, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting  
June 18, 2015, 2015  
Verbatim Excerpt

SE 2015-MV-003 – FIRST YEARS LEARNING CENTER

Decision Only During Commission Matters  
(Public Hearing held on June 10, 2015)

Commissioner Flanagan: Tonight, we were scheduled to make a decision regarding the Claudia Tramontana special exception childcare application, which was the subject of the public hearing on June 10, 2015 – that – since last week. And the volume of additional testimony and meetings with the applicant's counsel, am not – were not possible to complete within the one week deferral. I THEREFORE move that the deferral – MOVE THE DEFERRAL OF SE 2015-MV-003 TO A DATE CERTAIN OF JULY 8, 2015, WITH THE RECORD REMAINING OPEN ONLY FOR WRITTEN TESTIMONY, AND THE DEFERRAL OF THE BOARD OF SUPERVISORS' PUBLIC HEARING ON JUNE 23, 2015 TO THE EARLIEST DATE THEREAFTER.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there any discussion of the motion? All those in favor of the motion to defer SE 2015-MV-003 to a date certain of July 8<sup>th</sup>, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners Lawrence and Migliaccio were absent from the meeting.)

JN





# County of Fairfax, Virginia

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## 2015 Planning Commission

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

June 11, 2015

Lawrence McClafferty  
McCandlish and Lillard, PC  
11350 Random Hills Road, Suite 500  
Fairfax, VA 22030

**Re: SE 2015-MV-003 – FIRST YEARS LEARNING CENTER, LLC  
Mount Vernon District**

Dear Mr. McClafferty:

At its June 10, 2015 meeting, the Planning Commission voted 9-0 (Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting) to **DEFER THE DECISION ONLY** of the above-referenced application to a date certain of June 18, 2015. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper  
Clerk to the Planning Commission

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Mary Ann Tsai, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
June 10, 2015 date file



To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
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Planning Commission Meeting  
June 10, 2015  
Verbatim Excerpt

SE 2015-MV-003 – FIRST YEARS LEARNING CENTER, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Flanagan.

Commissioner Flanagan: Yes. Thank you, Mr. Chairman. As I indicated, I MOVE THAT THE PLANNING COMMISSION DEFER A DECISION ONLY, WITH THE RECORD TO REMAIN OPEN FOR ADDITIONAL WRITTEN TESTIMONY, FOR SE 2015-MV-003, TO A DATE CERTAIN OF JUNE 18, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2015-MV-003 to a date certain of June 18<sup>th</sup>, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you all very much for coming.

//

(The motion carried by a vote of 9-0. Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting.)

JLC